



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	7/22/10	AGENDA REQUEST NO:	VII-A
INITIATED BY:	RUTH LOHMER, AICP SENIOR PLANNER <i>RL</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	RUTH LOHMER, AICP SENIOR PLANNER	ASSISTANT PLANNING DIRECTOR:	N/A
		ADDITIONAL DEPARTMENT. HEAD (S):	N/A
SUBJECT / PROCEEDING:	TELFAIR SECTION 26 – PRELIMINARY PLAT CONSIDERATION AND ACTION		
EXHIBITS:	VICINITY MAP, TELFAIR GENERAL PLAN , PROPOSED PLAT, SUPPLEMENTAL INFORMATION		
CLEARANCES		APPROVAL	
LEGAL:	N/A	INTERIM PLANNING DIRECTOR:	DOUGLAS SCHOMBURG, AICP <i>D.S.</i>
RECOMMENDED ACTION			
<p>Approval of Telfair Section 26 Preliminary Plat with three conditions to be satisfied prior to plat recordation:</p> <ul style="list-style-type: none">• Complete abandonment/relocation of 200' Drainage Easement• Dedicate off-site easement (U.E.) at the rear of Lots 4, 6-17 of Block 1• Recordation of Telfair Section 24 for access <p>We are also requesting that the applicant further consider inclusion of a pedestrian access point for the east side of Gallion Drive at the final plat of Section 26.</p>			
EXECUTIVE SUMMARY			
<p>This is a proposed Preliminary Plat of Telfair Section 26, consisting of 27.467 acres located in the City limits, in Fort Bend County MUD 139 and in LID 17. The plat includes 74 residential lots and 5 reserves dedicated to landscape, open space, recreation, and drainage. Access to this subdivision is provided by Connifer Lane, which is within Telfair Section 24. The Telfair General Plan designates this area as detached single family residential, and to be zoned R-1. City Council approved Ordinance No. 1771 on February 2, 2010, which permanently zoned the property Standard Single Family Residential (R-1). The Telfair Section 26 Preliminary Plat meets all R-1 zoning district development regulations, including lot area, width, depth and yards, and is in conformance with the Telfair General Plan.</p> <p>During the original City staff review of the proposed preliminary plat, a pedestrian access reserve was included that would allow future residents to have access to the future trail planned along the Ditch H area. The city trail</p>			

is called out in the Council approved Parks Master Hike and Bike Plans. Although not technically required under the City regulations, the access reserve for future pedestrian access to a trail system constitutes good planning principles and had previously been what the applicant had shown to staff. We are requesting that the applicant further consider a trail access point in Section 26 for the final plat. Attached is an excerpt from the original preliminary plat submittal that staff reviewed showing the access point.

CC: Jason Kelly, jkelly@ljaengineering.com
Keith Behrens, P.E., kbehrens@newlandcommunities.com

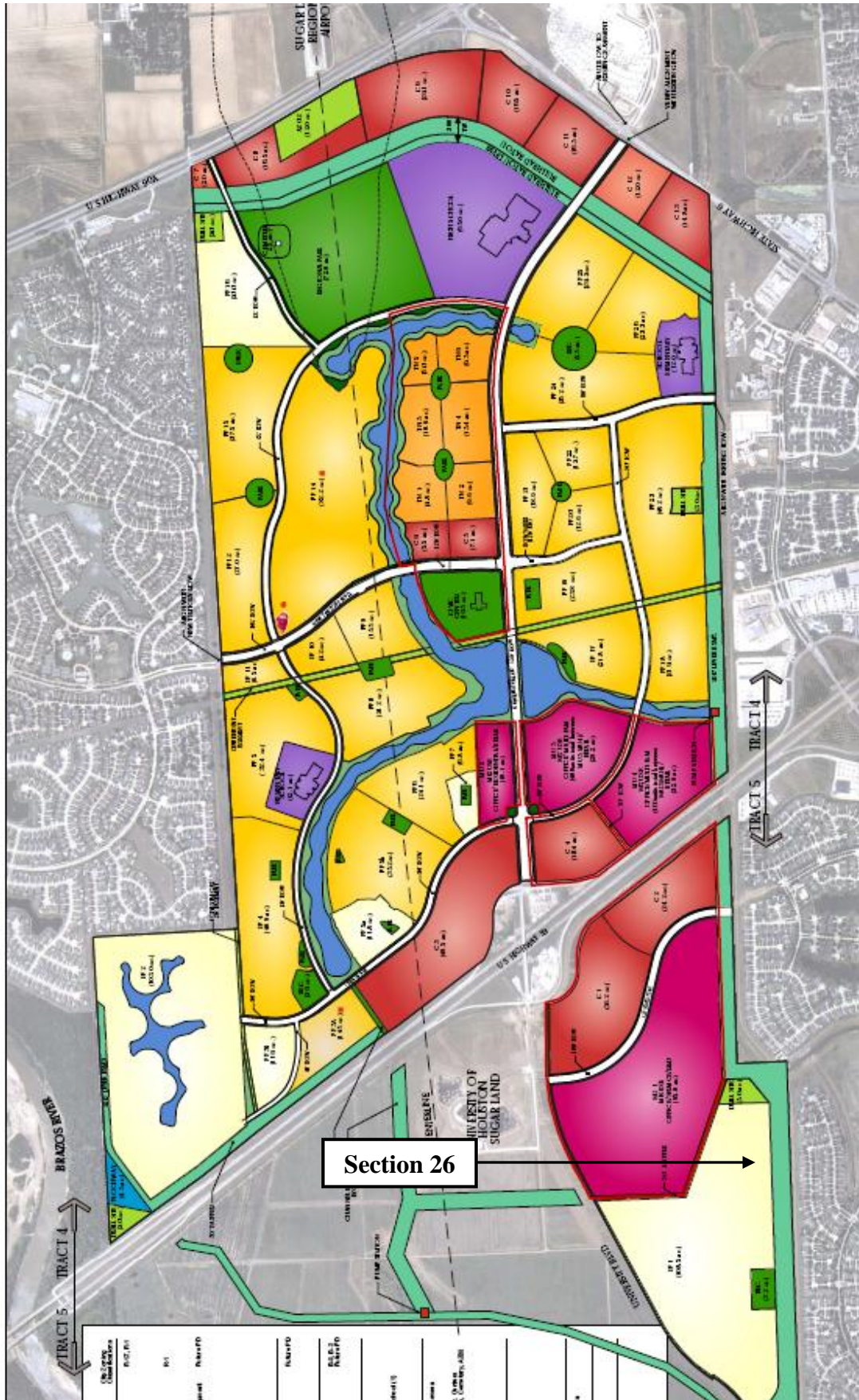
File No. 12365

EXHIBITS

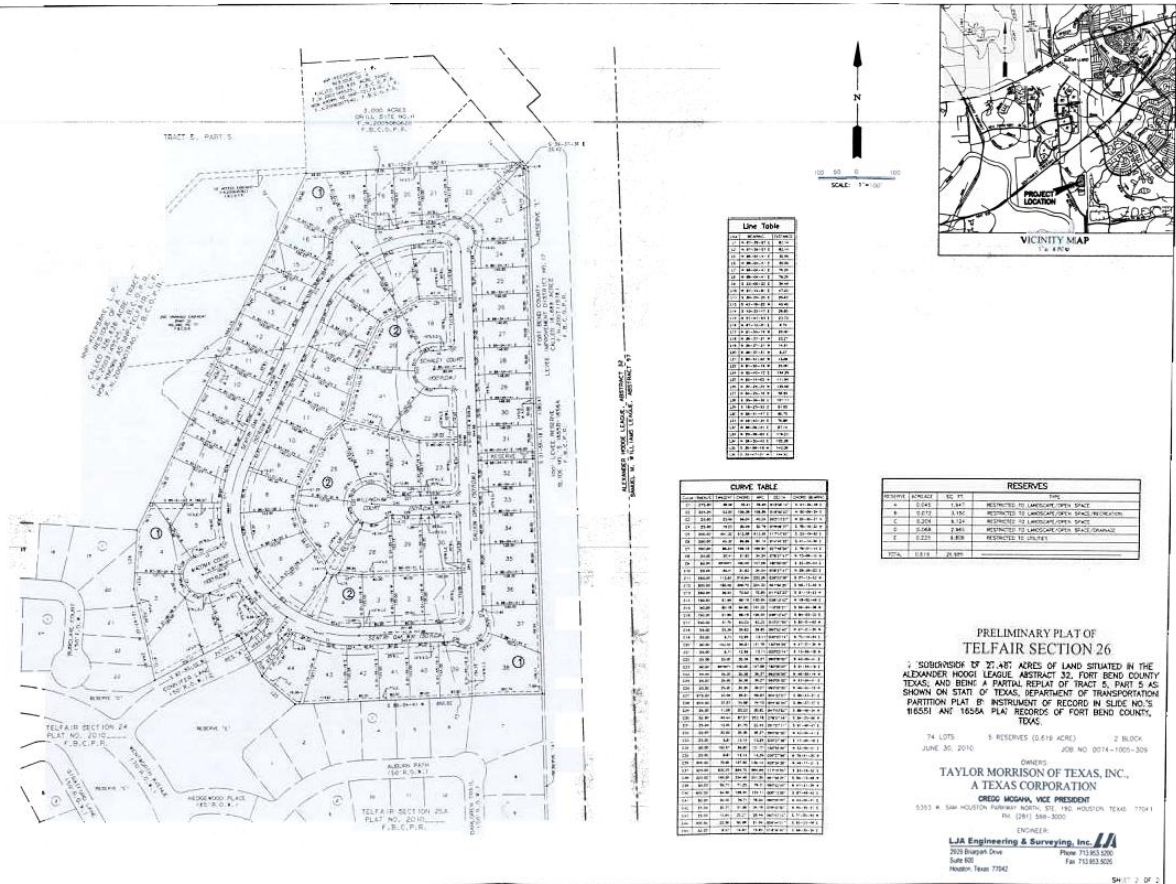
Vicinity Map:



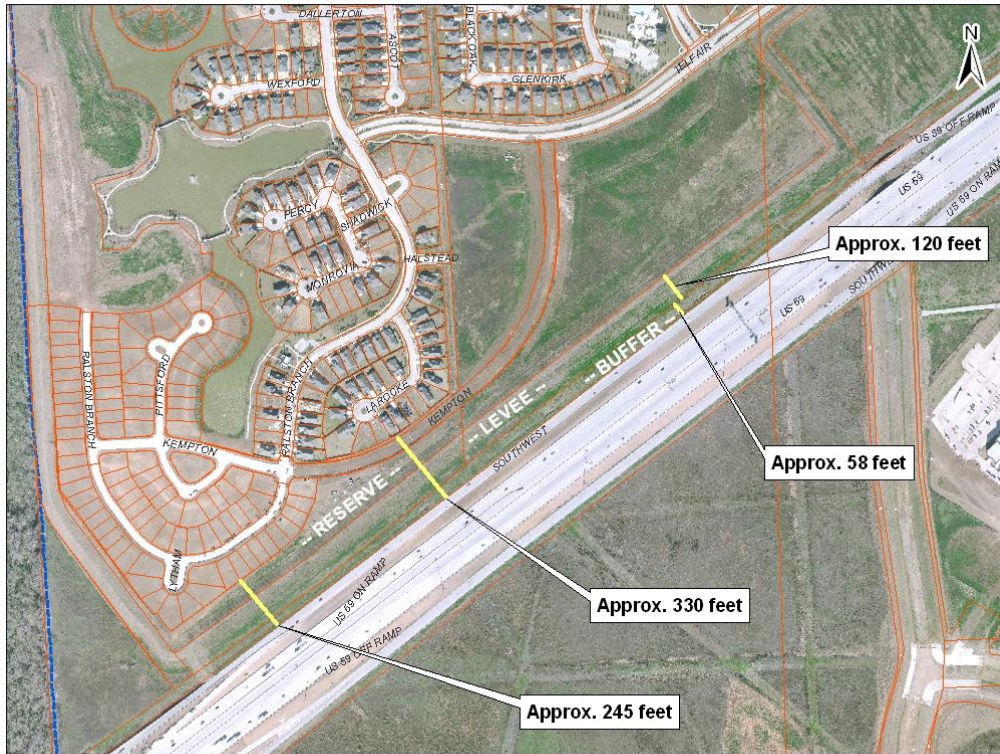
Telfair General Plan Amend. No. 4



Proposed Plat: Telfair Section 26



Supplemental Information: (From Staff Report 2/25/10 for permanent R-1 zoning)



Source: 2009 Aerial Photo

**Excerpt of Original Preliminary Plat Submittal for Section 26 Indicating Trail Access Point: East side of Gallion Drive
(Shown as Reserve D)**

